

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
E/S Middle River Rd., 680 ft. \* ZONING COMMISSIONER  
N c/l Bird River Rd., Middle \* OF BALTIMORE COUNTY  
River Retail & Mfg. Complex \*  
15th Election District \* CASE # 92-115-SPH  
5th Councilmanic District \*  
2 River Roads Partnership \*  
Petitioner \*\*\*\*\*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This case comes before the Zoning Commissioner as a Petition for Special Hearing filed by 2 River Roads Partnership, the subject property owner. The Petitioner seeks, pursuant to a Petition for Special Hearing, approval for an extension of a special exception granted in case No. 90-102-X which permitted a car wash in an M.L.-I.M. zone.

The Petitioner, by John B. Gontrum, General Partner and Counselor, appeared and testified. Also appearing on behalf of the Petition was William Bafitis, the engineer who prepared the subject plat. The facts of this case are not in dispute. By order of October 19, 1989, then Zoning Commissioner, J. Robert Haines, approved a special exception for the subject property permitting a car wash in an M.L.-I.M. zone. Commissioner Haines' Findings of Facts and Conclusions of Law, pursuant to his opinion dated October 19, 1989, are referenced and incorporated herein.

Following the approval of the special exception, the Petitioner moved forward with his plan through the CRG process. Although the original special exception plan and the approved CRG plan are substantially similar, certain modifications were made to the original plan to comply with the development regulations of Baltimore County. Thus, the Petitioner is proceeding by way of the amended plan, which is identified and adopted herein as Petitioner's Exhibit No. 2.

Due to the prolonged process to obtain development approval through the CRG process, Zoning Commissioner Haines' Order is in excess of two years old and thus the special exception has not been utilized as required by the Baltimore County Zoning Regulations (BCZR) Section 502.3. Therefore, the Petitioner has filed the subject Petition seeking the extension of the special exception for a period of three years.

Upon a review of the evidence and testimony presented, it is clear that the approval for Special Exception should be extended. There have been no substantial changes to the plan nor development within this locale which would justify overturning Commissioner Haines' Order. Thus, the Petition for Special Exception shall be extended for a period of three years pursuant to the new plan submitted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of Dec., 1991 that, pursuant to the Petition for Special Hearing, a request for an extension of a special exception granted in case No. 90-102-X permitting a car wash in an M.L.-I.M. zone be extended for three years from the date of this Order, in accordance with Petitioner's Exhibit No. 2.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

ORDER RECEIVED FOR FILING

Date 11/19/91  
By [Signature]

LES:mmn

-2-

#### PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-115-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are in be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.

Legal Owner(s):

2 River Roads Partnership

(Type or Print Name)

Signature

(Type or Print Name)

Signature

814 Eastern Boulevard 686-8274

Address Phone No.

Baltimore, Maryland 21221

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Zoning Commissioner of Baltimore County.

No Review

W.C.Z. 9/14/91

(over) ORDER RECEIVED FOR FILING

Date

By

#### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PERMITS AND LICENSES TOWSON, MARYLAND 21204

#### BUILDING PERMIT

PROJECT NO. 92-115-SPH DIST. 15 PREC. 04  
SUBMIT DATE 11/19/91 PROJECT NO. 1506491850 CLAS. 16

DATE OF PERMIT 11/19/91 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92  
DATE OF EXPIRATION 11/19/92 DATE OF EXPIRATION 11/19/92

THIS PERMIT  
EXPIRES ONE  
YEAR FROM DATE  
OF ISSUE

PETITIONER'S  
EXHIBIT No. 3

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

November 1, 1991

John B. Gontrum, Esquire  
814 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Petition for Special Hearing  
2 River Roads Partnership  
Case No. 92-115-SPH

Dear Mr. Gontrum

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner  
for Baltimore County

JRH:mmn

att.

cc: Peoples Counsel

cc: Mr. William N. Bafitis, P.E.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

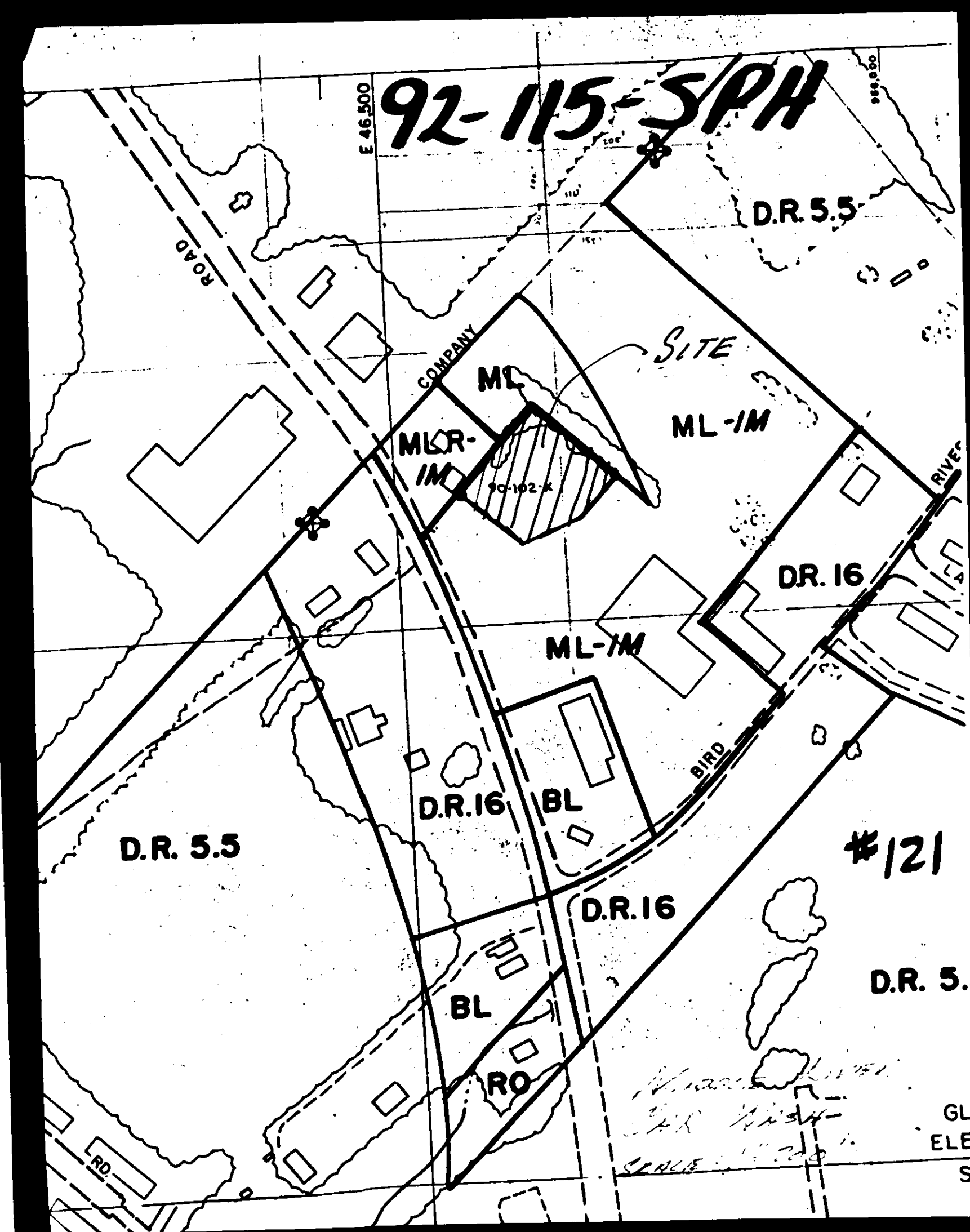
ADDRESS

John B. Gontrum

814 Eastern Blvd 21221

William N. Bafitis, P.E.

1249 Englebert Rd 21221



Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

October 3, 1991

John B. Gontrum, Esquire  
Romeoka, Gontrum & Hennegan  
Irvington Federal Building  
809 Eastern Boulevard  
Baltimore, MD 21221

RE: Zoning Petition Review Comments  
2 River Roads Partnership  
Item #121; Case #92-115-SPH

Dear Mr. Gontrum:

The petition and plans in the above referenced zoning petition item number were submitted to the Zoning Office on September 10, 1991 without a filing review at the owners'/attorney's request.

A later review of the submitted information has revealed that certain deficiencies exist which must be addressed since the new plan appears to be identical to the original Petitioner's Exhibit 1 in Zoning Case #90-102-X. This original hearing plan is a reversion from later plans, which were revised and approved due to various discrepancies addressed in the following comments.

- In response to zoning C.R.G. comments dated 6/19/90 and revised 7/17/90, a revised (red-lined) site plan dated 6/7/90 was submitted to the Zoning Commissioner, J. Robert Haines for a determination of spirit and intent in Zoning Case #90-102-X. See copy of letter in response to this request dated 7/9/90 which concerns approval of the relocation of the proposed car wash.
- The plan submitted under Item #121 appears to be a direct copy of the Petitioner's Exhibit 1 plan in Zoning Case #90-102-X and does not reflect the above referenced changes. If this is intended, then the additional variance hearings and applicable comments referenced in the zoning C.R.G. comments (copy attached) must be addressed on revised hearing plans and if C.R.G. approval has been given for the revised plan, then the petitioner should be aware that C.R.G. plan revisions may be required.

BAITIMORE COUNTY, MARYLAND  
Inter-office Correspondence

TO: Gwen Stephens

DATE: October 7, 1991

FROM: Lawrence E. Schmidt  
Zoning Commissioner

SUBJECT: Case No. 92-115-SPH

Please set the above captioned case in on my hearing docket and let me know what date you are scheduling same for. Also place the attached letters in the file.

Thanks.

LES:mmm  
encl.

111 West Chesapeake Avenue  
Towson, MD 21204

DATE: 10-8-91

2 River Road Partnership  
c/o John B. Gontrum, General Partner  
814 Eastern Boulevard  
Baltimore, Maryland 21221

RE:  
CASE NUMBER: 92-115-SPH  
c/s Middle River Road, 680' N of c/l Bird River Road  
Middle River Retail and Manufacturing Complex  
15th Election District - 5th Councilmanic  
Petitioner(s): 2 River Road Partnership  
HEARING: MONDAY, OCTOBER 28, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 91.68 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Lawrence E. Schmidt  
Lawrence E. Schmidt

111 West Chesapeake Avenue  
Towson, MD 21204

OCTOBER 20, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-115-SPH  
c/s Middle River Road, 680' N of c/l Bird River Road  
Middle River Retail and Manufacturing Complex  
15th Election District - 5th Councilmanic  
Petitioner(s): 2 River Road Partnership  
HEARING: MONDAY, OCTOBER 28, 1991 at 2:00 p.m.

Special Hearing to approve an extension of special exception granted in Case #90-102-X.

Lawrence E. Schmidt  
Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: 2 River Roads Partnership  
John B. Gontrum, Esq.

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/3/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/3/91.

THE JEFFERSONIAN,

S. Zeke Orlean  
Publisher

\$3518

receipt

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: 10/3/91

Account: R-001-6150  
Number: 92-115-SPH

DESCRIPTION	UNIT	PRICE
PUBLIC HEARING FEES	1	\$175.00
NOT SPECIAL HEARING FOTHERY	1	\$175.00
TOTAL		\$175.00

LAST NAME OF OWNER: TWO RIVER ROADS

04A04#0043M1CHRC \$175.00  
BA C009138AM09-11-91  
Please Make Checks Payable To: Baltimore County

Cashier Validation

442 Eastern Blvd.  
Balt. MD 21221

THIS IS TO CERTIFY, that the annexed advertisement of 2 River Road Partnership in the matter of Zoning Hearing of Middle River Retail & Mfg. Complex, Case # 92-115-SPH, P.O. # 011524, Reg # R64976, 52.3 times \$4.00 or \$211.50 was inserted in The Avenue News a weekly newspaper published in Baltimore County, Maryland once a week for 1 successive week(s) before the 4 day of October 19 91, that is to say, the same was inserted in the issues of October 3, 19 91.

By: Lawrence E. Schmidt  
per publisher  
The Avenue Inc.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

October 3, 1991

John B. Gontrum, Esquire  
Romeoka, Gontrum & Hennegan  
Irvington Federal Building  
809 Eastern Boulevard  
Baltimore, MD 21221

RE: Zoning Petition Review Comments  
2 River Roads Partnership  
Item #121; Case #92-115-SPH

Dear Mr. Gontrum:

The petition and plans in the above referenced zoning petition item number were submitted to the Zoning Office on September 10, 1991 without a filing review at the owners'/attorney's request.

A later review of the submitted information has revealed that certain deficiencies exist which must be addressed since the new plan appears to be identical to the original Petitioner's Exhibit 1 in Zoning Case #90-102-X. This original hearing plan is a reversion from later plans, which were revised and approved due to various discrepancies addressed in the following comments.

- In response to zoning C.R.G. comments dated 6/19/90 and revised 7/17/90, a revised (red-lined) site plan dated 6/7/90 was submitted to the Zoning Commissioner, J. Robert Haines for a determination of spirit and intent in Zoning Case #90-102-X. See copy of letter in response to this request dated 7/9/90 which concerns approval of the relocation of the proposed car wash.
- The plan submitted under Item #121 appears to be a direct copy of the Petitioner's Exhibit 1 plan in Zoning Case #90-102-X and does not reflect the above referenced changes. If this is intended, then the additional variance hearings and applicable comments referenced in the zoning C.R.G. comments (copy attached) must be addressed on revised hearing plans and if C.R.G. approval has been given for the revised plan, then the petitioner should be aware that C.R.G. plan revisions may be required.

# CERTIFICATE OF POSTING

District: 137A Date of Posting: 10/1/91

Posted for: Special Hearing

Petitioner: 2 River Roads Partnership

Location of property: 680' N of c/l Bird River Rd, 15th Election District

Location of Sign: 680' N of c/l Bird River Rd, 15th Election District

Remarks: 2 River Roads Partnership

Posted by: M. Schmidt Date of return: 10/1/91

Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-115-SPH  
c/s Middle River Road, 680' N of c/l Bird River Road  
Middle River Retail and Manufacturing Complex  
15th Election District - 5th Councilmanic  
Petitioner(s): 2 River Road Partnership  
HEARING: MONDAY, OCTOBER 28, 1991 at 2:00 p.m.

receipt

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: 10/3/91

Account: R-001-6150  
Number: 92-115-SPH

Please Make Checks Payable To: Baltimore County  
BA C009142AM10-24-91

Cashier Validation



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

July 9, 1990



Dennis F. Rasmussen  
County Executive

Robert J. Romadka, Esq.  
809 Eastern Boulevard  
Baltimore, Maryland 21221

**92-115-SPH**

RE: Notification of Abandonment of a  
Auto Service Station  
Zoning Case No. 5260-X  
Also see 90-102-X  
Middle River Road Retail Stores &  
Manufacturing Complex  
CRG Waiver #90-190  
15th Election District

Dear Mr. Romadka:

This letter is in reference to your request for the abandonment of the auto service station use which was approved for the above referenced location in Zoning Case #5260-X. After a review of your request, the Zoning Commissioner, J. Robert Haines, has accepted this letter as an official notice of abandonment and declares this Special Exception for the operation of a service station void as of the date of this letter.

If you need further assistance, please do not hesitate to call me at 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Zoning Supervisor

By: John L. Lewis  
Planning & Zoning Associate

JLL:jat  
cc: File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

July 9, 1990



Dennis F. Rasmussen  
County Executive

Clyde F. Hinkle, Vice President  
Bafitis & Associates, Inc.  
1249 Engleberth Road  
Baltimore, Maryland 21221

**92-115-SPH**

RE: Approval of a Redlined Plan  
Zoning Case #90-102-X  
Middle River Retail &  
Manufacturing Complex  
15th Election District

Dear Mr. Hinkle:

In response to your request, the Zoning Commissioner, J. Robert Haines, has reviewed the red lined print, dated June 27, 1990, which shows a revised location for the car wash building as approved in Zoning Hearing 90-102-X. This plan revision has been determined to be within the spirit and intent of the original order and is therefore approved without additional public zoning hearings.

Should you require further assistance, please do not hesitate to call me at 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Zoning Supervisor

By: John L. Lewis  
Planning & Zoning Associate

JLL:jat  
cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM  
Bob Bowling - Dev. Eng. (3)  
Frank Fisher - Current Planning  
Rahim Famill - Traffic Engineering  
Rocky Powell - DEPRM  
Larry Pilson - DEPRM  
Dave Flowers - DEPRM  
Carl Richards - Zoning  
Capt. Kelly - Fire Department  
Pat Kincer - Rec. & Parks  
Chuck Weiss - Sanitation  
Larry Brocato - SIA

DATE: May 21, 1990  
COMMENTS REC  
REVISED PLAN  
6/26/90

FROM: Susan Wimbley  
Bureau of Public Services

SUBJECT: ~~MIDDLE RIVER RETAIL & MANUFACTURING COMPLEX~~  
District 15C6  
Bafitis & Associates, Inc.  
391-2336

**92-115-SPH**

RECEIVED  
MAY 22 1990

ZONING OFFICE  
5/23/90 John L  
WCR

The subject property was granted a waiver of CRG meeting by the Office of Planning & Zoning. However, CRG approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give us your approval or comments by June 11, 1990! Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

(SEE ATTACHED FOR COMMENTS)

SW:aw  
Attachment  
cc: File

NE 5H  
4408 RX  
5260  
90-102-X

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

October 15, 1991

John B. Gontrum, Esquire  
814 Eastern Avenue  
Baltimore, MD 21221

RE: Item No. 121, Case No. 92-115-SPH  
Petitioner: 2 River Road Ptnrshp  
Petition for Special Hearing

Dear Mr. Gontrum:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date:  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and petition. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this  
10th day of September, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: 2 River Roads Partnership  
Petitioner's Attorney: John B. Gontrum

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: October 2, 1991

FROM: Pat Kellar, Deputy Director  
Office of Planning and Zoning

SUBJECT: 2 River Roads, Item No. 121

In reference to the Petitioner's request, staff offers the following comments:

The plan accompanying the subject request does not reflect the entrance/circulation pattern approved by the CRG and should be revised according to the attached plan dated September 24, 1990.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn  
ITEM121/TXT02

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21204-5500

(301) 887-4500

SEPTEMBER 23, 1991

Arnold Jablon,  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: 2 RIVER ROADS PARTNERSHIP  
Location: MIDDLE RIVER RETAIL AND MANUFACTURING COMPLEX  
Item No.: 121 Zoning Agenda: SEPTEMBER 24, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

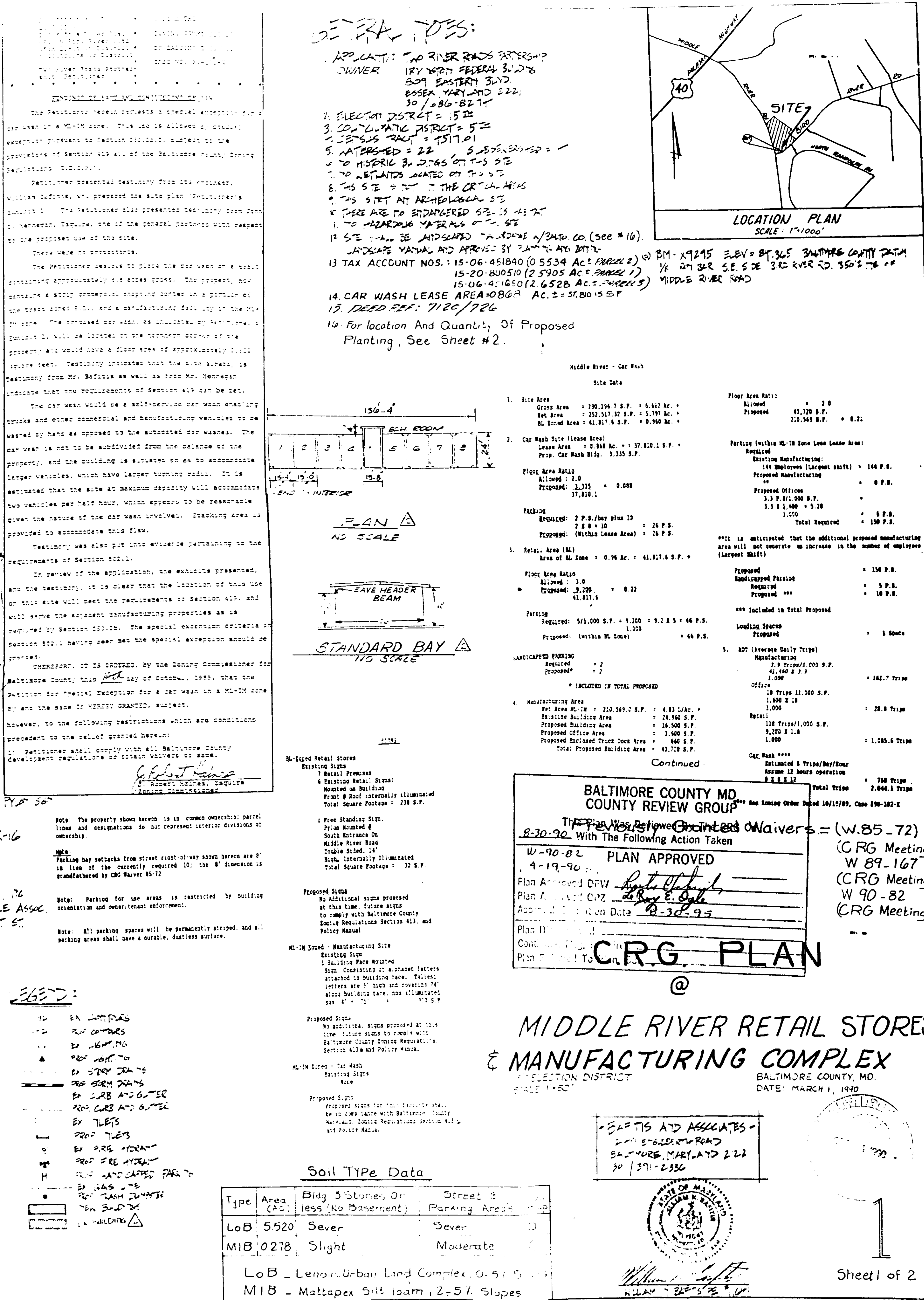
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *A. Jablon* Noted and  
Planning (Plan) Approved  
Special Inspection Division Fire Prevention Bureau

JP/KEK







LOCATION PLAN  
SCALE: 1"=1,000'

[illegible]

middle River - Car Wash

Site Data

1. Site Area

Gross Area = 790,196.7 S.F. + 6,451 A.C. +  
Net Area = 252,517.32 S.F. + 5,797 A.C. +  
SI Enclosed: 41,817.6 S.F. + 0.960 A.C.

2. Car Wash Site (Lease) Area  
Lease Area = 0.868 A.C. + 37,810.1 S.F. +  
Prop. Car Wash Bldg. 3,355 S.F.

Placing Area Ratio  
Allowed: 2.0  
Proposed: 3,355 = 0.088  
37,810.1

Parking  
Required: 2 P.S./bay plus 13  
2 X 8 = 10 = 26 P.S.  
Proposed: (Within Lease Area) = 26 P.S.

3. Retail Area (RM)  
Area of RM Enc. = 0.96 A.C. + 41,817.6 S.F. +

Placing Area Ratio  
Allowed: 3.0  
Proposed: 3,355 = 0.22  
41,817.6

Parking  
Required: 5/1,000 S.F. = 9,200 + 9.2 X 5 = 46 P.S.  
1,000  
Proposed: (Within RM Enc.) = 46 P.S.

5. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

6. Manufacturing Area  
Net Area M-L-TH = 210,569.2 S.F. + 4.83 A.C. +  
Retail/Store Building Area = 26,960 S.F.  
Proposed Building Area = 16,500 S.F.  
Proposed Office Area = 14,000 S.F.  
Proposed Enclosed Truck Dock Area = 640 S.F.  
Total Proposed Building Area = 47,720 S.F.

7. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

8. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

9. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

10. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

11. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

12. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

13. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

14. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

15. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

16. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

17. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

18. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

19. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

20. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

21. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

22. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

23. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

24. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

25. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

26. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

27. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.18 = 1,085.6 Trips  
1,000

28. ADT (Average Daily Trips)  
Manufacturing  
3.9 Trips/1,000 S.F.  
41,440 X 3.9 = 1,616.7 Trips  
1,000  
Office  
18 Trips/11,000 S.F.  
1,600 X 18 = 28.8 Trips  
Retail  
118 Trips/1,000 S.F.  
9,200 X 1.1

Continued

Estimated 8 Trips/Order/Year  
Volume 12 orders operation  
\$ 8.83

\* 750 Trips  
2,644.1 Trips

Total Trips

18/12/89, Case P90-182-1

**BALTIMORE COUNTY MD  
COUNTY REVIEW GROUP**

**THE Following Order Entered**

8-30-90 With The Following Action Taken

W-90-82 **PLAN APPROVED**

4-19-90

Plan Approved DW

Plan Approved CPZ

Approved by: [Signature]

Approved Date: 8-30-95

Plan (B)

Continued Plan (C)

Plan (D) To

**Waivers = (W.85-72)**

(CRG Meeting  
W 89-167  
(CRG Meeting  
W 90-82  
(CRG Meeting

**CRG PLAN**

MIDDLE RIVER RETAIL STORE  
 & MANUFACTURING COMPLEX  
 DISTRICT BALTIMORE COUNTY MD

RECEIVED DISTRICT  
 MAIL ROOM  
 DATE: MARCH 1, 1970  
 - EFTIS AND ASSOCIATES -  
 200 E. GLENN ROAD  
 SHORE MARYLAND 222  
 301/371-2336  
 1970